



APPROVED BY THE FREDERICK COUNTY BOARD OF REALTORS

CONTRACT OF SALE

BAKER - KEFAUVER, INC.

NO. 21,506 EQUITY

W. Church St.
115 NORTH MARKET ST.

Phone: 662-1118

Exhibit 1

THIS AGREEMENT OF SALE, made this 8th day of August, 1966 by and between Carroll H. Kehne, Jr. and Donna P. Kehne, his wife, Seller whose address is 6 First Avenue, Brunswick, Maryland and Eva M. Porter, Purchaser, whose address is 103 Bishop Lane, Catonsville 28, Maryland

Witnesseth, that the Seller does hereby bargain and sell unto the said Purchaser, and the latter does hereby purchase from the former, the following described property, situate in the Town of Brunswick, Frederick County, Maryland viz.

All that lot or parcel of land located on the southside of First Avenue, Brunswick, Maryland, and more particularly identified as 6 First Avenue, Brunswick, Maryland.

with improvements thereon known as one-story frame dwelling (including heating, plumbing and lighting fixtures, stove ~~and refrigerator~~, awnings, screens storm doors and windows, venetian blinds, shades, T.V. antenna, fireplace equipment, as they exist, and all trees, shrubs and plants: as now installed on the premises, except as follows: none

at and for the price of ---Twelve Thousand, Seven Hundred Dollars - - - Dollars (\$12,700.00) of which ---Five Hundred - - - Dollars (\$500.00) have been paid in the form of check prior to the signing hereof, and the balance to be paid as follows: Cash on date of settlement.

Settlement to be on or before October 1, 1966.

And upon payment as above provided of the unpaid purchase money, a deed for the property containing covenants of special warranty and further assurance shall be executed at the expense of the Seller, which shall convey the property to the purchaser. Title to be good and merchantable, free of liens and encumbrances except as specified herein and except: Use & occupancy restrictions of public record which are generally applicable to properties in the immediate neighborhood or the subdivision in which the property is located, and publicly recorded easements for public utilities and any other easements which may be observed by an inspection of the property.

If the Purchaser shall fail to make settlement as herein agreed, the deposit herein provided for may be forfeited at the option of the seller; in the event of any such forfeiture of the deposit, the Realtor shall be entitled to one-half after Realtors expenses are deducted thereof as a compensation for his services, said amount not to exceed the full commission as hereafter specified.

Rent, water rent, taxes (including charges for sewer and water, if any) and all other public charges on an annual basis against the premises shall be apportioned as of date of settlement, at which time possession shall be given, unless otherwise agreed upon herein. Purchaser shall pay for all other recording costs. Seller shall provide deed and pay for federal revenue stamps.

It is agreed that the Seller shall cause the fire and casualty insurance policies now in force on the above described property to be endorsed at once so as to protect all parties hereto, as their interests may appear, and continue said insurance in force during the life of this contract; the amount of fire insurance now in effect is \$12,000; The herein described property is to be held at the risk of the Seller until legal title has passed or possession given.

The principals to this contract mutually agree that it shall be binding upon their respective heirs, executors, administrators, or assigns; that this contract contains the final and entire agreement between the parties hereto, and that they shall not be bound by any terms, conditions, statements, warranties or representations, oral or written, not herein contained; time being of the essence of this agreement.

The Seller recognizes Baker-Kefauver, Inc. as the Realtor negotiating this contract and agrees to pay to said Realtor brokerage fee for services rendered amounting to five per cent (5%) of the sales price, and the party making settlement is hereby authorized and directed to deduct the aforesaid brokerage fee from the proceeds of sale and pay same to Realtor. The entire deposit shall be held by the Realtor as agent for Seller in a special agency account until settlement hereunder is made.

Miscellaneous provisions: None

WITNESS the hands and seals of the parties hereto the day and year first above written.

Executed in triplicate

Witness - as to Seller's Signature

Eugene A. Kefauver

Witness - as to Seller's Signature

Eugene A. Kefauver

Witness - as to Buyer's Signature

Eugene A. Kefauver

Witness - as to Buyer's Signature

Seller's Signature (SEAL)

Carroll H. Kehne, Jr.

Seller's Signature (SEAL)

Donna P. Kehne

Buyer's Signature (SEAL)

Eva M. Porter

Buyer's Signature (SEAL)

Exhibit 1
Filed December 7, 1966
No. 21,506 Equity